



**POOLE
TOWNSEND**

Riggs Close, Grange-over-sands, LA11 6SX

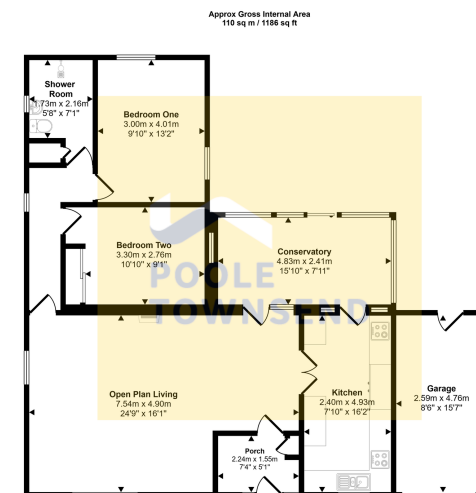
£375,000

2 1 2



- Exclusive development in the heart of Grange-over-Sands
- Beautifully presented throughout
- Modern adjoining kitchen
- Two comfortable double bedrooms
- Private gardens, parking for three cars and garage
- Superb detached true bungalow
- Spacious lounge/diner with garden views
- Bright conservatory extension
- Contemporary shower room
- Air source heat pump and solar panels





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Shaggy 360.

Nestled within an exclusive development in the heart of Grange-over-Sands, this superb detached true bungalow offers beautifully presented, generously proportioned accommodation, complemented by lovingly tended, low-maintenance gardens. Designed for effortless living, the welcoming lounge/diner flows seamlessly into the adjoining kitchen and bright conservatory extension, creating an inviting space to relax, dine and enjoy the garden beyond. There are two comfortable double bedrooms and a contemporary shower room. Outside, the property benefits from private gardens, parking for three cars and a single garage. Energy-efficient features include an air source heat pump and solar panels, adding to the appeal of this thoughtfully designed home. Perfectly positioned for enjoying the relaxed coastal lifestyle of Grange-over-Sands, this exceptional bungalow offers comfort, convenience and easy living. Early viewing is highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		93
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Visit us at

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We are open

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